



InvestForClosures Financial

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Real Estate. Real-time. Real Easy!™

InvestForClosures Financial saves distressed homeowners from bankruptcy, foreclosure, and ruined credit by paying off their mortgage, performing necessary cosmetic repairs, and selling the house at a profit. The distressed homeowner has a fresh start, the community gets a face-lift, the new owners get affordable housing, and our joint venture partners receive a fair return for their money while watching their money being worked LIVE on the Web. It's a win-win-win!

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Mexico Property

If you are looking for a private place to enjoy a relaxing, quiet, peaceful lifestyle on pristine land that has been untouched for generations... you have found it.

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Nationwide Properties

Search our Real Estate Listings for quality, affordable homes.

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Company Profile

Learn how InvestForClosures Financial became a leading force in Real Estate Investment.

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Mexico Property	Nationwide Properties	Company Profile
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Welcome



Meet the founders and learn more about ROI Developers.


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Testimonials

The employees at ROI Developers were genuinely interested in my needs. They made this process easy.

- Mike, IL

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Properties

Who We Are

ROI Developers offers a full range of services. Whether your looking to buy or sell a home, we can help you. We offer financing as well as home owner information that will help you make a well prepared decision when you purchase your home.

ROI Developers has properties for everyone - choose a starter home, one with more room, or build your dream home. Let our homes become your memories!



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We may supply qualified investors will all pertinent investment information including a private placement memorandum (PPM) and subscription agreement. We comply with SEC Regulations D, Section 506 regarding private placements. As such, our private placement is designed for "accredited" and "sophisticated" investors as defined by the SEC. We must ask you questions about your income, net worth, and investing experience to determine if you qualify for our private placement. If so, we will be pleased to provide you with a user ID and password to enter the guest area of our website where our business plan, PPM, and subscription agreement are available. Please complete the questionnaire below, "click to send form", and we will contact you to ensure you meet the SEC guidelines for solicitation.



Francis "Frank" Sanchez, CEO
accepting award in Washington, D.C.

Note: Your information is strictly confidential and is never rented, sold or viewed by anyone else.

**** Investor Certificates currently not available to PA residents.**

<input type="checkbox"/>

Full name:

Email:

Verify Email:

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Address 2:

City:

State/Province: **Select From List**

Zip:

Phone:

Referred by:

Call me: ☐

I am an accredited investor, have not received general solicitation, and accept the terms and conditions. ☐ Required field

Please click on "accredited investor" link to your left to check what criteria you meet.

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Sands of Gold Estates

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About Realty Opportunities International

About ROI Mexico

InvestForClosures Financial L.L.C., a national leader in purchasing, rehabbing, and selling distressed residential real estate, has launched a new company, Realty Opportunities International. This new company will focus on buying and developing international real estate property for individuals and investors in the U.S. market. The first major acquisition for Realty Opportunities International is 23 acres of ocean front property located on the western Mexican coastline about an hour south of Acapulco called Pacific Estates.

Realty Opportunities International has plans to develop a small, secluded residential community on the natural coastline habitat. The land, which sits at the foot of the Sierra Madre del Sur mountain range, is adjacent to a fresh water lagoon and includes an existing coconut grove. As the sun rises over the mountains, and sets over the ocean, this natural hideaway will offer individuals and investors the opportunity to own land on the Mexican coast previously unattainable due to Mexican citizenship laws pertaining to property ownership. Frank Sanchez, CEO of InvestForClosures Financial, was able to acquire the property due to having dual citizenship. Previously, the land had remained in the possession of the extended Ventura family for generations.

By U.S. standards, the property is available at bargain prices and development should be quick with lots available for building starting at only \$185K (\$249,000 after May 1, 2006). The residents will enjoy the sun-drenched western coastland that stretches along 1,000 miles of sandy beaches, palm strewn headlands, and blue lagoons, from Mazatlan in the north and curving to the southeast past Acapulco to the new vacation land of Bahias de Hautalco in Oaxaca.

About InvestForClosures Financial L.L.C.

InvestForClosures Financial utilizes technology (i.e. patent pending InvestorDisclosureSystem™) and the time honored tradition of rehabbing distressed real estate to allow investors an "inside" look at how the company operates. With web cameras at the construction sites and personalized password protected web pages, investors can track their investment on a real time live basis over the Internet. InvestForClosures Financial refers to this as InvestorTainment®.

ROI Financial L.L.C. is involved with recruiting capital for infrastructure for these types of developments.

About our parent company

The Realty Opportunities International Company will focus on buying and developing international real estate property for individuals and investors in the U.S. market.

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Sample Spec Homes

Conceptual drawing of proposed villas.

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View More Photos

View more photographs of this secluded paradise.

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Choose Your Lot

Over 85 lots to choose from.

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Download our PDF Brochure

Get Your Share of Playa Ventura, Mexico

Relaxing. Quiet. Peaceful.

The secluded paradise that is Sands of Gold is in the Mexican state of Guerrero, with Acapulco just 62 kilometers to the north. The natives call their home Playa Ventura, after the Ventura family, who still own much of the surrounding land.

Playa Ventura, like all of Pacific Mexico, is a land washed by the ocean and sheltered by the western mountains. The sun rises over the Sierra Madre Occidental and its southern extension, the Sierra Madre del Sur.

These green, jungle-clad sierras descend to a narrow coastal strip where Playa Ventura Estates is perched over the Pacific. Your new property will be part of a vast, sun-drenched western coastland that stretches along 1,000 miles of sandy beaches, palm-strewn headlands and blue lagoons.

Tropical, Secluded and Safe

It's always summer at Sands of Gold Estates. You can swim, surf, horseback ride, fish, bike ride, snorkel and hike year round. Typical daytime temperatures hover between 80° F and 85° F degrees; 60° F to 70° F degrees at night. The tropical rain season lasts only from July through August.

Sands of Gold Estates enjoys a high level of security year round. In addition to our independent security, Mexican federal government officers patrol the vicinity, which is located in the southern extension of a protected area for giant sea turtles.

Toward evening, you can stroll through local open-air markets and dine at restaurants that offer authentic Mexican cuisine. At day's end, watch the sun dip slowly over the Pacific waters.

This Land is Your Land

How you'll live at Sands of Gold Estates is up to you, because you decide what style of home fits your needs. Offered by Realty Opportunities International (ROI) Mexico, an international property development and investment company, land at Sands of Gold Estates is available at a ***fraction of the cost*** of comparable oceanfront properties elsewhere in Mexico and the U.S.

Modern infrastructure and communications will supply familiar U.S. comforts. A paved access road leads to the ocean, and a fresh water lagoon will provide 100 percent clean spring water. Infrastructure is in place for basic telephone and electric services; ROI Mexico will install modern amenities, including Internet service and cell phone capability.

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The Realty Opportunities International Company will focus on buying and developing international real estate property for individuals and investors in the U.S. market.

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Conceptual drawing of proposed villas.

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Sands of Gold Estates

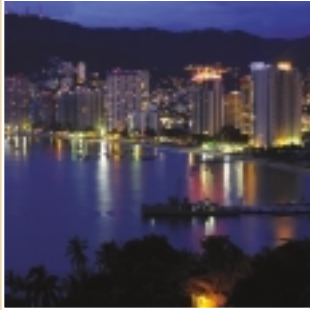
ROI MEXICO: YOUR GATEWAY TO PARADISE™



Sands of Gold Estates

at Playa Ventura





Searching for oceanfront property that is peaceful, idyllic, untouched...and affordable?

Build your luxury dream home, vacation getaway, or second home on the Pacific Ocean in a secluded 3,500 acre Mexican hideaway, just 62 kilometers to the south of Acapulco.

Sands of Gold Estates lies on pristine coastal land that has been untouched for generations. Live life the way you want to in a private residential community, and enjoy all that the ancient lands of Pacific Mexico have to offer.

Relaxing. Quiet. Peaceful.

The secluded paradise that is Sands of Gold Estates is in the Mexican state of Guerrero. The natives call their home Playa Ventura, after the Ventura family, who still own much of the surrounding land.

Playa Ventura, like all of Pacific Mexico, is a land washed by the ocean and sheltered by the western mountains. The sun rises over the Sierra Madre Occidental and its southern extension, the Sierra Madre del Sur.

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Sands of Gold Estates maintains a high level of security year round. In addition to our independent security, Mexican federal government officers are headquartered on the beach, which is located in the southern extension of a protected area for giant sea turtles. This naturally protected location is ideal for coastal enthusiasts who not only want to own beach front property, but also enjoy the natural romance of watching the sun melt into the Pacific waters nightly.

This Land is Your Land.

How you'll live at Sands of Gold Estates is up to you, because you decide what style of home fits your needs. Offered by Realty Opportunities International (ROI) Mexico, an international property development and investment company, land at Sands of Gold Estates is available **at a fraction of the cost** of comparable oceanfront properties elsewhere in Mexico and the U.S. Modern infrastructure and communications will supply familiar U.S. comforts. A paved access road leads to the ocean, and a fresh water lagoon will provide 100 percent clean spring water. Infrastructure is in place for basic telephone and electric services; ROI Mexico will install modern amenities, including Internet service and cell phone capability.



An Appreciating Investment

You'll appreciate Sands of Gold twice: for its beauty and value.

The real estate market in Mexico will continue to appreciate.

Industry experts have reported that many coastal areas experience a gain of 20 to 30 percent annually. These values are based on comparisons of similar land and vacation home developments in Acapulco, Cancun, Puerto Vallarta and other coastal resort areas.

There are currently 2 million Americans who own property in Mexico,
and of those, it is estimated that over 400,000 spend at least
6 months per year in the country.



Mexico Real Estate, Safe and Easy

Attentive service, transparency, and real estate expertise from ROI Mexico makes buying or investing in Sands of Gold Estates safe and easy. In the post-NAFTA environment, Mexico has realized that they are in a global marketplace and the government no longer interferes with ownership rights.

Step-by-Step Assistance

ROI Mexico guides you through every step in obtaining the property, necessary permits and financing to build your Sands of Gold Estates home.

And through our own hand-picked, local legal advisors, we ensure all proper procedures for Mexican real estate purchases are followed, including entitlement through Stewart Title & Guarantee Co.

Familiarity

ROI Mexico has a direct connection with Mexico through its CEO, Frank Sanchez. A dual citizen of the U.S. and Mexico, his intimate familiarity with Mexico will ensure a smooth transaction throughout the purchase process.

Real-Time Disclosure and Transparency

Whether you invest or purchase property, ROI Mexico will do more than just tell you about the progress at Sands of Gold Estates – we'll show you!

Our InvestorDisclosureSystem® is a patent-pending technique that gives you the ability to see how and where your money is being utilized on a real-time, live basis. Through web cams and other internet tools, you can view the progress of any given project as well as its financial information in the Member Only areas of the ROI Mexico web site, www.ROIMexico.com

The Property Purchase

Thanks to several steps taken in the last decade to open up property ownership, it is easier than ever to own and control land in Mexico.

Setting up a Trust System (Fidei Comiso)

There are a few restrictions that apply to coastal areas, which require setting up a legal Trust System. This "fidei comiso," or bank trust, gives you, the beneficiary of the trust, the same rights and obligations as full ownership would provide. You form and own a Trust, and the Trust owns the land. A major bank acts as the administrator to handle the paperwork.

The term of the Trust is 50 years, with automatic renewal rights. You have complete control over the property; you can use, rent, sell or leave it to your heirs.

Establishing a Fidei Comiso

A fidei comiso must be established and recorded by a "notario" or, notary public. ROI Mexico has a team of notarios in place to establish the trust, as well as a bank to administer it. Notarios and banks charge competitive fees for their services; fees depend partly upon the stated property value. ROI Mexico will supply you with cost estimates of fees for establishing and maintaining the fidei comiso.

Find an online FAQ about Sands of Gold Estates, the Trust, and living in Mexico at www.sandsofgoldestates.com.

Getting There

Flights from the U.S. arrive at Acapulco International Airport. From there, Sands of Gold Estates is easily accessible down Route #200, which runs south in between the mountains and coastline.

InvestorDisclosureSystem is a trademark of InvestForClosures Financial, LLC.



Brochure Pocket

Business Card

Mini CD

***For available properties at Sands of Gold Estates,
see the insert enclosed with this brochure.
Reserve your lot by calling (877)610-5982 today!***

About ROI Mexico

Sands of Gold Estates is an investment opportunity offered by InvestForClosures Ventures, L.L.C. (IFCV), for properties owned by Realty Opportunities International S. de R.L. de C.V., an affiliated Mexican corporation.

IFCV specializes in the sale of privately placed securities and the development of the infrastructure for the Sands of Gold community in Playa Ventura, Mexico. It is one of the InvestorTainment® companies, quickly becoming a leader in national and international real estate investment and development.

The InvestorTainment family of companies brings to investors and homeowners more than 50 years of business experience in real estate investing, development, construction, lending, and information technology. The company is headquartered in the Chicagoland area.



Realty
Opportunities
INTERNATIONAL

ROI Mexico: Your Gateway to Paradise™

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